

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 2128 B AVENUE PURSUANT TO THE HOUSING CODE OF THE CITY OF CHARLOTTE AND ARTICLE 19, PART 6, CHAPTER 160A OF THE GENERAL STATUTES OF NORTH CAROLINA, SAID BUILDING BEING THE PROPERTY OF UNKNOWN HEIRS OF LILLIE MAE DRAKEFORD 2128 B AVENUE CHARLOTTE, NC 28216

WHEREAS, the dwelling located at 2128 B Avenue in the City of Charlotte has been found by the Code Enforcement Official of the City of Charlotte to be in violation of the Housing Code of the City of Charlotte and the owners thereof have been ordered to demolish and remove said dwelling; and

WHEREAS, said owner(s) have failed to comply in a timely fashion.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Charlotte, North Carolina, that the Code Enforcement Official of the City of Charlotte is hereby ordered to cause the demolition and removal of the dwelling located at 2128 B Avenue in the City of Charlotte in accordance with the Housing Code of the City of Charlotte. This Ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

Senior Assistant City Attorney

GENERAL INFORMATION	
Property Address	2128 B Avenue
Neighborhood	Neighborhood Profile Area 139
Council District	#2
Owner(s)	Unknown Heirs of Lillie Mae Drakeford
Owner(s) Address	2128 B Avenue Charlotte, NC 28216
KEY FACTS	
Focus Area	Housing & Neighborhood Development & Community Safety Plan
CODE ENFORCEMENT INFORMATION	
◆ Reason for Inspection:	Field Observation
◆ Date of the Inspection:	9/12/2013
◆ Title report received; revealing possible heirs:	10/23/2013
◆ Owner(s) notified of Complaint and Notice of Hearing by advertisement and certified mail by:	1/24/2014
◆ Held hearings for owner(s) by:	2/18/2014
◆ Owner(s) attend hearing:	No
◆ Filed Lis Pendens:	5/14/2014
◆ Owner(s) ordered to demolish structure by:	5/27/2014
◆ Discovered an error for one of the possible heirs.	
◆ Title report updated (no change)	10/9/2014
◆ Reissue Complaint and Notice to heir:	11/26/2014
◆ Held hearing for heir:	12/23/2014
◆ Heir ordered to demolish structure by:	2/12/2015
◆ Owner(s) has not repaired, or complied with order to demolish.	
◆ Title report updated (no change)	10/22/2015
◆ Structure occupied:	No
◆ Demolition cost:	\$6,066
◆ Lien will be placed on the property for the cost of Demolition.	

NOTIFICATION TO OWNER

Owner and parties of interest have been advised that failure to comply with the Order to Demolish the structure would result in City Council being requested to approve demolition by the City and a lien being placed on the property for the cost of demolition.

OPTIONS

IN-REM REPAIR	REHAB TO CITY STANDARD	REPLACEMENT HOUSING	DEMOLITION
Estimated In-Rem Repair Cost: \$64,269	Acquisition & Rehabilitation Cost (Existing structure: 1,399 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$119,324	New Replacement Structure Cost (Structure: 1,399 sq. ft. total) Economic Life: 50 years Estimated cost-\$151,971	Demolition Cost \$6,066
In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value.	Acquisition: Tax values: - Structure: \$ 16,200 - Storage: \$ 1,800 Land: <u>\$ 13,200</u> Total Acquisition: \$ 31,200 Estimated Rehabilitation Cost: \$ 69,950 Outstanding Loans \$ 0 Property Taxes owed: \$ 8,976 Interest on Taxes owed: <u>\$ 9,198</u> Total: \$ 88,124	Acquisition: Tax values: - Structure: \$ 16,200 - Terrance/Carport: \$ 1,800 - Land: <u>\$ 13,200</u> Total Acquisition: \$ 31,200 New structure: \$ 96,531 Demolition: \$ 6,066 Outstanding Loans: \$ 0 Property Taxes owed: \$ 8,976 Interest on Taxes owed: <u>\$ 9,198</u> Total: \$ 120,771	

RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

- Estimated In-Rem Repair cost of: \$64,269 (\$45.93 /sq. ft.), which is 396.72% of the structure tax value, which is \$16,200.
- City rehab costs analysis shows that rehabilitation is not feasible because the cost is prohibitive.
- New construction analysis shows that new construction is not feasible because the cost is prohibitive.
- Violations include: Structural, electrical, plumbing and heating violations: Areas of flooring not structurally sound. Interior ceiling covering consists of holes and cracks. Windows sills are damaged and decayed. Entry doors are damaged. Roof rafters are decayed. Large holes in roof sheathing. Loose and missing roof covering. Missing plumbing and electrical fixtures. Heating equipment missing.
- The building is 71 years old and consists of 1,399 square feet total.
- A new 1,399 sq. ft. structure can be built for \$96,531.

2128 B Avenue



04105419

2128 B Av

B Av

Wilson Heights Av

A Av East

100

Feet



2128 B Avenue

